GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department - Nellore Municipal Corporation – Change of Land use from Residential use to Commercial use in Sy.No.1214 of Nellore Bit II Village – Plot Nos.1 to 5 in LP No.49/91 to an extent of about 2117.25 sq.mts. – Draft Variation – Confirmation Orders – Issued.

==========

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 34 **Dated: 19-01-2017**

Read the following:-

1. From the Director of Town and Country Planning, AP, Lr.Roc.No.3301/2014/G, dated:12.12.2014.
2. Government Memo No.17214/H1/2014, dated:18.04.2015.
3. From Sri A.V.Krishna Reddy, Nellore, representation dated:03.08.2015.
4. Govt. Memo No.17214/H1/2014, dt:21.08.2015.
5. From the DTCP, AP, Guntur, Lr.Roc.No.3301/2014/G, dated:19.12.2015.
6. Govt. Memo No.17214/H1/2014, dated:28.05.2016.
7. From the DTCP, AP, Guntur, Lr.Roc.No.3301/2014/G, dated:01.09.2016.
8. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dated:30.06.2012.
9. Govt. Memo No.17214/H1/2014, dt:21.09.2016.
10. Andhra Pradesh Gazette No.771, Part-I, dt:26.09.2016.
11. From the DTCP, AP, Guntur, Lr.Roc.No.3301/2014/G, dated:15.12.2016.

***

ORDER:

The draft variation to the land envisaged in Nellore General Town Planning Scheme, issued in reference 9th read above, was published in Extraordinary Andhra Pradesh Gazette No.771, Part-I, Dt:26.09.2016. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above has reported that the Commissioner, Nellore Municipal Corporation, Nellore has informed that the applicant has paid an amount of Rs.87,720/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 11th read above, he has reported that, the Commissioner, Nellore Municipal Corporation, Nellore has published the draft variation notification in two Daily News papers i.e., one in Deccan Chronicle in English version and one in Eenadu in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Nellore Municipal Corporation, Nellore, Nellore District.

Copy to:
The individual through the Commissioner, Nellore Municipal Corporation, Nellore.
The District Collector, Nellore.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following draft variation to the Nellore General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.11, MA., dated:07.01.2011 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

(P.T.O.)

VARIATION

The site in Plot Nos.1 to 5 of L.P.No.49/1991, Sy.No.1214 of Nellore Bit-II Village to an extent of 2117.25 Sq.mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in G.O.Ms.No.11, MA, Dt:07.01.2011 is now designates for Commercial use by variation of change of land use basing on the Council Resolution No:91, dated:20.10.2011 as marked as "A to I" in the revised part proposed land use map bearing G.T.P.No.01/2016/G available in the Municipal Office Nellore Town, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any developmental activity at the site under reference.
2. The applicant shall provide buffer towards water body as per G.O.Ms.No.168, Dt:04.07.2012.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing Krishnapatnam Road.
East	:	Existing 60'-0'' wide Master Plan Road.
South	:	Plot No.6 of L.P.No.49/91.
West	:	Existing 40'-0'' wide Layout Road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER